

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 4, 2023**

The Regular Meeting of the Zoning Board being held January 4, 2023 is scheduled for 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. Chairman makes the public statement.

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by advertising this Regular Meeting in the Burlington County Times on January 10, 2022 and by advertising this Regular Meeting in the Courier Post on January 11, 2022.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

ROLL CALL:

Members Present – Mr. Bednarek, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Anninos.

Also Present: Richard Strobel, Board Attorney, and Patricia Rucci, Board Secretary.

The Board's policy is not to commence hearing a matter after 10:00 p.m., but instead to adjourn the matter to the next regularly scheduled meeting. Any matters still being heard at 10:00 p.m. may be completed that evening or may be adjourned to the next regularly scheduled meeting, at the Board's discretion.

MR. BEDNAREK: Case #22-12-1 – James Kennealy – Bulk Variance – 2137 Laurel Drive, Block 2304, Lot 6.

Mr. STROBEL: He swears in James Kennealy.

MR. KENNEALY: He has an existing carport. He identified the carport on the photograph. He presented Exhibits A-1 through A-6. Exhibits A-1 through A-5 were photographs of his home. Exhibit A-6 was a Floor Plan. He described the photographs to the Board. He would like to install a master suite or garage. His first choice is to install a master suite. Everything will match. He is not raising the roof.

MR. BEDNAREK: You are here because you want to do the conversion and your existing setback is 6 feet on side where 12 feet is required. You are not going to expand the current footprint. He wanted to confirm that the Applicant wasn't expanding the current footprint.

MR. KENNEALY: He isn't doing anything to the footprint.

MR. BEDNAREK: You have an existing condition where you are now. You have the need to get that relief again to be able to construct the walls and suite you wish to do.

MR. KENNEALY: Yes.

MR. BEDNAREK: You are not taking up any additional footprint anywhere.

MR. KENNEALY: No.

The Board and the Applicant discussed the proposed master suite.

MR. KENNEALY: All utilities will be the same. It will not be an apartment. He will meet all codes.

MR. BEDNAREK: If we make a condition, just so it is windows in the front.

MR. KENNEALY: No problem. If he installs a bathroom, he will need a window in the back. He agreed to comply with all of the codes.

A MOTION IS MADE BY MR. TRAMPE seconded by Mr. Neely to approve an existing carport conversion to a master bedroom suite with a side yard setback of 6 feet where 12 feet is required and an aggregate side yard setback of 18.4 where 30 feet is required. Vinyl siding, front window, all existing conditions, all normal conditions. ROLL CALL VOTE: AYE, Mr. Devlin, Mrs. Galosi, Mr. Trampe, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Ms. Woodman to approve the Regular Meeting Minutes for May 4, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin, Mr. O'Donnell and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Mr. O'Donnell to approve the Regular Meeting Minute for June 1, 2022. VOICE VOTE: ALL AYE, Abstain, Ms. Woodman and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Mr. Neely to approve the Regular Meeting Minutes for July 6, 2022. VOICE VOTE: ALL AYE, Abstain, Ms. Woodman and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Ms. Woodman to approve the Regular Meeting Minutes for September 7, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. O'Donnell, Mr. Neely and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Mr. Neely to approve the Regular Meeting Minutes for October 5, 2022. VOICE VOTE: ALL AYE, Abstain, Ms. Woodman and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Ms. Woodman to approve the Regular Meeting Minutes for November 2, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Devlin, Mr. O'Donnell, Mr. Neely and Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI second by Mr. Neely to approve the Regular Meeting Minutes for December 7, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. Anninos, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Devlin to approve the voucher for the Cinnaminson Fire District noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

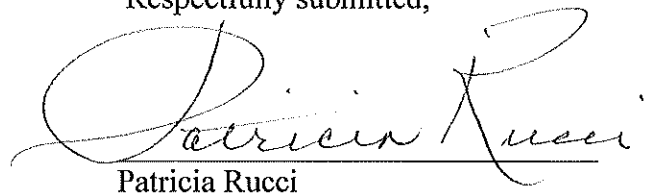
MR. STROBEL: He swears in John Marshall, Zoning Officer James Mullen, Board Planner from Pennoni Associates, and Jeffrey, Engineer from Pennoni Associates. All of their testimony and statements are under Oath for 2023.

A MOTION IS MADE BY MR. O'DONNELL seconded by Mr. Neely to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

Respectfully submitted,

February 1, 2023


Patricia Rucci